181.0	0005	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	691,300 / 691,300
					USE VALUE:	691,300 / 691,300
					ASSESSED:	691,300 / 691,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		WADSWORTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SOLOVAY CATHERINE
Owner 2:	
Owner 3:	
Street 1:	36 WADSWORTH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WHEATLEY JOHN JR -
Owner 2:	-
Street 1:	36 WADSWORTH RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,952 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1961, having primarily Wood Shingle Exterior and 2177 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9952.000	238,600		452,700	691,300
Total Card	0.228	238,600		452,700	691,300
Total Parcel	0.228	238,600		452,700	691,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 317.55 | /Parcel: 317.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 122664

GIS Ref

GIS Ref

Insp Date 08/03/18

!14196!

PREVIOUS ASSESSMENT

Parcel ID: 181.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	239,000	0	9,952.	452,700	691,700	691,700	Year End Roll	12/18/2019
2019	101	FV	228,300	0	9,952.	452,700	681,000	681,000	Year End Roll	1/3/2019
2018	101	FV	228,300	0	9,952.	381,600	609,900	609,900	Year End Roll	12/20/2017
2017	101	FV	228,300	0	9,952.	349,200	577,500	577,500	Year End Roll	1/3/2017
2016	101	FV	228,300	0	9,952.	297,500	525,800	525,800	Year End	1/4/2016
2015	101	FV	205,500	0	9,952.	258,700	464,200	464,200	Year End Roll	12/11/2014
2014	101	FV	205,500	0	9,952.	239,300	444,800	444,800	Year End Roll	12/16/2013
2013	101	FV	205,500	0	9,952.	227,600	433,100	433,100		12/13/2012

PRINT

Date	Time
12/11/20	04:04:01

LAST REV

Date	Time
07/29/20	14:04:52
danam	
14196	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WHEATLEY JOHN J	71810-542		10/30/2018		690,000	No	No		
TOTINO LOUIS	37057-17		11/15/2002		429,000	No	No		
	14847-550		1/1/1983		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/1/2020	561	Solar Pa	26,025	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/2/2019	SQ Returned	JO	Jenny O
8/3/2018	Inspected	BS	Barbara S
10/16/2008	Meas/Inspect	163	PATRIOT
3/5/2003	MLS	MM	Mary M
3/3/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
12/28/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	122664
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9952		Sq. Ft.	Site		0	70.	0.65	7			Med. Tr	-10					452,695						452,700	

Total AC/HA: 0.22847 | Total SF/SM: 9952 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 452,695 | Spl Credit | Total: 452,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	18	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	N - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	34.45	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.92304760
Adj $ / SQ:	118.381
Other Features:	91064
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	364019
Depreciation:	125405
Depreciated Total:	238614

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1			HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

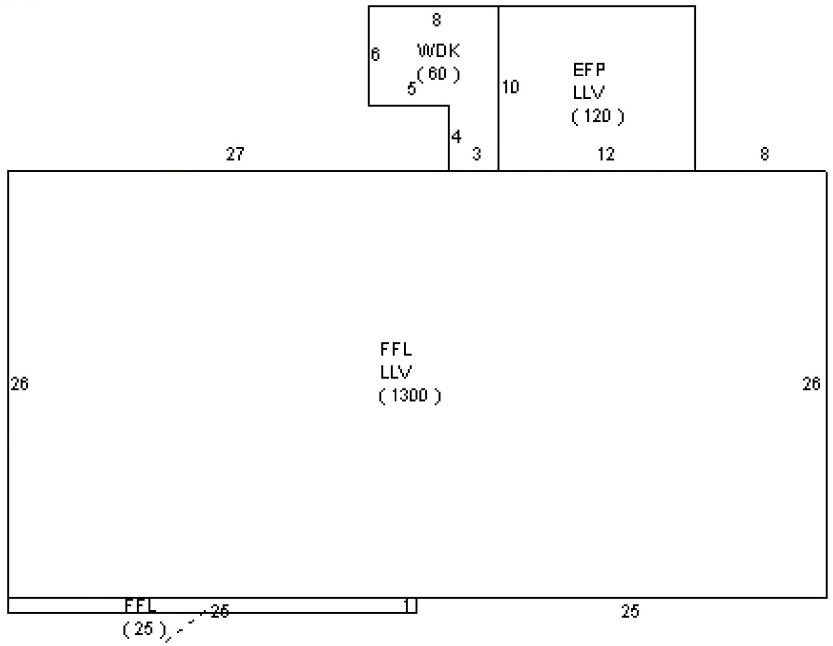
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	118.38
Special Features:	0	Val/Su Net:	81.57
Final Total:	238600	Val/Su SzAd	180.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
LLV	Lower Level	1,420	77.240	109,686
FFL	First Floor	1,325	118.380	156,855
EFP	Enclos Porch	120	46.070	5,529
WDK	Deck	60	14.770	886
	Net Sketched Area:	2,925	Total:	272,956
Size Ad	1325	Gross Are	2925	FinArea 2177

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	60		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

181.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	